

4,800 SF FLEX / OFFICE-WAREHOUSE SPACE AVAILABLE FOR LEASE

1840-1844 WEST PEARCE BOULEVARD | WENTZVILLE, MISSOURI 63385



4,800 SF Available - May Divide

- 1840-1840A W. Pearce Blvd
- Flexible bay sizes available
- 13.5' clear warehouse ceiling height
- One 12'x12' dock and one 12'x12' grade level drive-in
- Situated between the new David Hoekel Pkwy, I-70 and Wentzville Pkwy - the premier retail corridor
- Highway-visible signage available along I-70
- Easy access to Wentzville Pkwy, Mexico Road and W. Meyer Road
- **4,800 SF LEASE RATE: \$8.50 PSF NNN**
- **1,600 SF STORAGE SHED: \$1,200.00 PER MO. GROSS**

For More Information, Please Contact:

TONY GIARRATANO
tony@hutkin.com
314.708.4922 o.
314.276.2352 m.

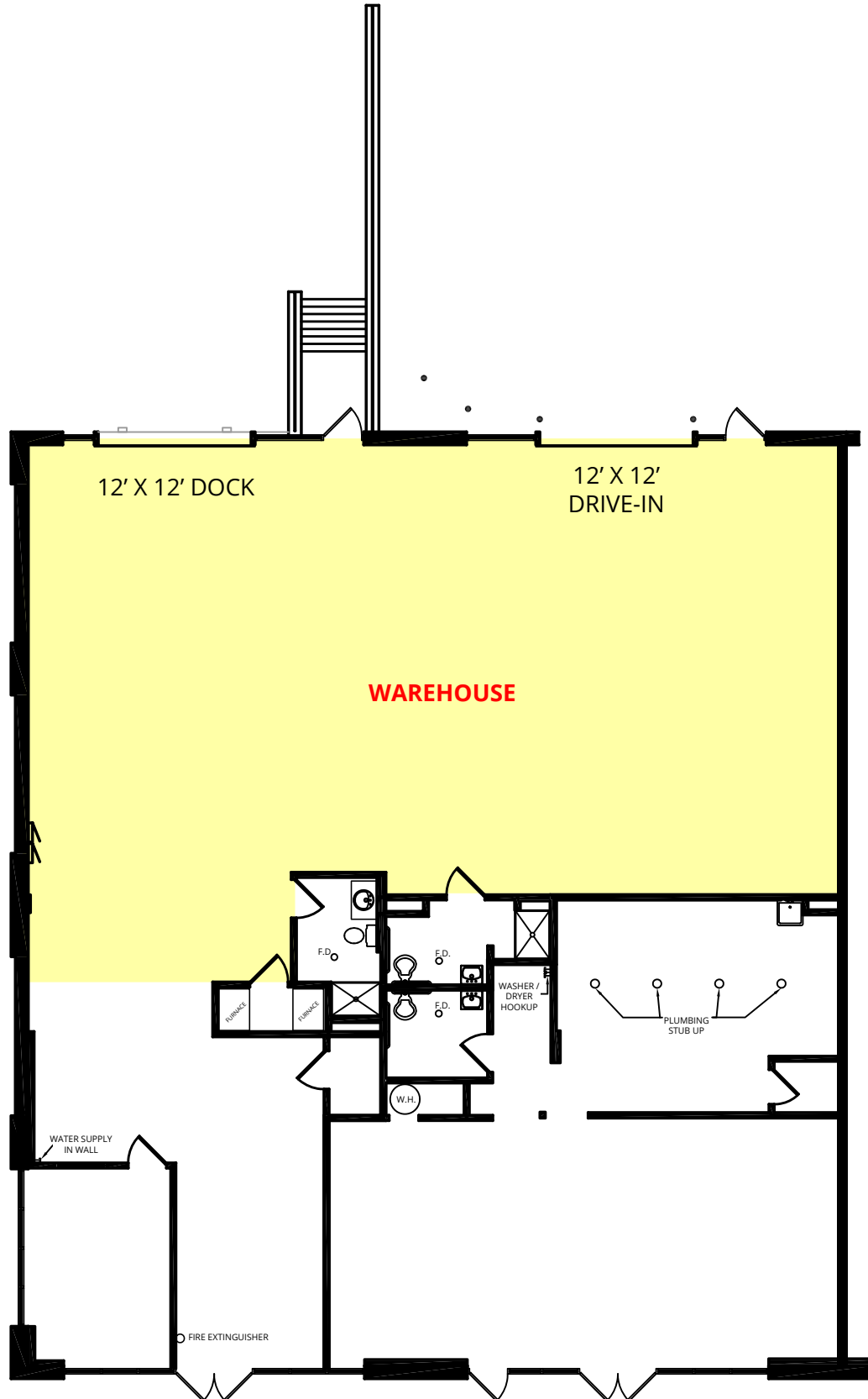
BO KEEFER
bkeef@hutkin.com
314.708.1258 o.
314.973.1242 m.

HUTKIN
DEVELOPMENT COMPANY

10829 OLIVE BOULEVARD, SUITE 200
ST. LOUIS, MISSOURI 63141
314.872.9140 PHONE
314.872.9001 FAX
WWW.HUTKIN.COM

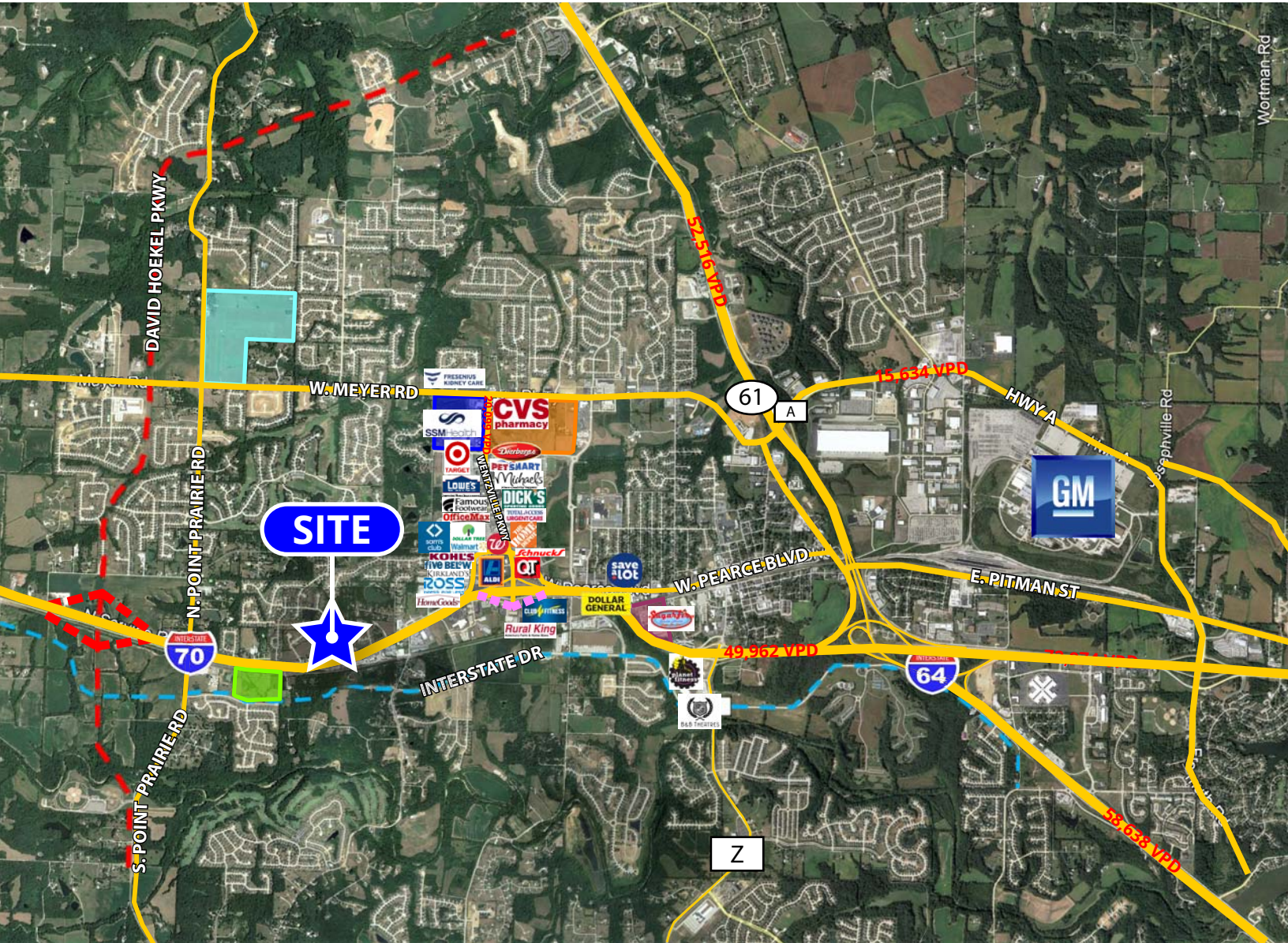
4,800 SF FLEX / OFFICE-WAREHOUSE SPACE AVAILABLE FOR LEASE

1840-1844 WEST PEARCE BOULEVARD | WENTZVILLE, MISSOURI 63385



4,800 SF FLEX / OFFICE-WAREHOUSE SPACE AVAILABLE FOR LEASE

1840-1844 WEST PEARCE BOULEVARD | WENTZVILLE, MISSOURI 63385



1840-1844 W. PEARCE BLVD



= 3,764 employees



= 17,400 student enrollment
= 2,700 employees

- = David Hoekel Pkwy & new interchange
- = enhanced interchange
- = Interstate Drive

- = "The Junction" 174-unit mixed-use development
- = "The Bend" 80-acre mixed-use development
- = SSM Health St. Joseph Hospital (86 staffed beds)
- = new 100+ acre, 310,000 SF North Point High School
- = new 31-acre, 105,000 SF Journey Elementary School

4,800 SF FLEX / OFFICE-WAREHOUSE SPACE AVAILABLE FOR LEASE

1840-1844 WEST PEARCE BOULEVARD | WENTZVILLE, MISSOURI 63385



1-MILE DEMOGRAPHICS

POPULATION: 3,627
NO. OF HOUSEHOLDS: 1,345
AVG. HOUSEHOLD INCOME: \$114,676

3-MILE DEMOGRAPHICS

POPULATION: 36,144
NO. OF HOUSEHOLDS: 12,719
AVG. HOUSEHOLD INCOME: \$98,294

5-MILE DEMOGRAPHICS

POPULATION: 55,981
NO. OF HOUSEHOLDS: 19,880
AVG. HOUSEHOLD INCOME: \$98,430